



February 2008 Issue

## APACHE SHORES PROPERTY OWNERS ASSOCIATION

14919 General Williamson Drive  
Austin, Tx 78734

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www.apacheshorespoa.com

### Proposed Designated Assessment

On the ballot is a request for members to pass a designated assessment.

The assessment requires each member to pay \$75.00 per lot. If you own multiple lots in your homestead, you will qualify for a homestead exemption and pay only one assessment. All lots that are not part of your homestead will pay an additional per lot assessment. Each member will be billed \$75.00 per lot.

To be eligible for the homestead exemption, the owner must present homestead verification to Pioneer no later than June 1, 2008. Homestead exemptions will expire June 1, 2008.



### Meet the Candidates March 12, 2008 Community Hall 7:00 pm

Get to know the candidates before you vote. This is your time to ask the questions that are important to you and your family. Ask the candidates questions about their goals, ideas, the direction they would like to see Apache Shores improve and how do they see themselves contributing to Apache Shores and the community. There are 5 seats available this year on the Board of Directors and each elected candidate will serve a two-year term. We've 6 members who have turned in their declaration of Candidacy Form for the 2008 ASPOA Board of Directors. Candidates must be a verifiable legal owner of real property within the Apache Shores subdivision and all outstanding balances, including 2008 annual maintenance fees must be paid in full upon submission of a candidacy form.

### ANNUAL MEETING MARCH 22, 2008 Community Hall 12:00 Noon

The Bylaws mandate an annual meeting to elect new Directors to the Board and to handle official ASPOA business. In compliance with the By-laws, the election will be handled by an outside party who will write and distribute the ballot, conduct the election, receive and count the ballots. Watch your mail for the official notice of the Annual Meeting along with your ballot and Annual Meeting packet. Your ballot may be cast by mail or in person at the Annual Meeting. All instructions will be included with your official notice. Members are encouraged to cast their ballots and attend the Annual Meeting.



## Meet the Candidates

Joe Acker - My resume includes 13 years in commercial and residential real estate management and development as well as prior HOA Board leadership. My goals for Apache Shores are to insure that all Association monies are used wisely with an emphasis on quality for economy, to implement a 5 year plan to pave all roads within Apache Shores and to create a stronger sense of community.

Bob Cawthon - Our community continues to grow and we need a strong active POA to assure a high quality of lifestyle, safety and attractiveness. I've previously served on the Board from 1999 thru 2004, during which time I worked on many improvement programs for our amenities and served as Treasurer for two years. I will support improved maintenance, the road paving program and strict control of building activity so that growth doesn't negatively impact the quality of life for existing residents and the beauty of our community.

James Coney - I agree ...(redacted)...that our Deed Restrictions are not vague and the POA should not collect any fees or fines not listed in (redacted) and as a member of the Board of Apache Shores POA, I would only vote to change the Deed Restriction text as outlined (redacted). If everyone that voted for me last year would get one other member to vote for me, I should be elected to the Board.

Pam Lougee - I have lived in Apache Shores for more than a quarter of a century. My goals are to improve the neighborhood without losing its diversity, charm, or beauty. As a present member of the Board and Secretary for more than 2 years, I have worked on Clean Sweep every year and volunteered many hours working on the Greenbelt removing invasive trees and participating on many committees including; maintenance, amenities, architectural and I am the newly appointed chair person of the Office Complex Committee. I also help design, set-up and maintain the website. Currently I'm in charge of the newsletter.

Kurt Neilson - I work for the Travis County as a Park District Manager and am a deacon at the Marshall Ford Fellowship. My goals for Apache Shores are to maintain safe and clean neighborhoods that provide for a diverse socioeconomic community and to improve community communications. As a board member I would like to improve roads and drainage and make sure Apache Shores' regulations promote safety and environmental stewardship. I would investigate grant opportunities for neighborhood improvements and explore methods to unite the community.

Ron Wood - I am a 35 year resident of Apache Shores, a multi-lot owner, conservationist and a present member of the Board. I've have tried to be a voice for the every person resident who has made this part of heavenly Texas their home. With growth inevitable, I wish to see Apache Shores grow in a responsible way, not Austin at the lake. We must not forget the diversity, open spaces and easy going lifestyle which brought us here in the first place.

## The President's Corner

2007 has been a busy year dealing with construction issues, drainage, water shed runoff, rain damaged roads, and legal matters. The more people that move into Apache Shores, the bigger the challenges are. From Manufactured Homes being placed on Non-Mobile Home Lots to Move-On Homes being banned from all lots excluding Mobile Home Lots, it has been quite a year.

A few have questioned our right to charge fines, and fees. We need to be very clear that the deed restrictions do allow for the POA to bring deed restriction violators to civil court. With or at a cost of thousands of dollars per case, with the loser paying all awards, court costs, and both sides attorney fees, and a 99.9% success rate upholding the deed restrictions in court. It's easy to see that paying the fines and fees is a much smarter move than going to court.

We hope that compliance will be voluntary and timely. It makes for a better community and a less combative and litigious environment in the association.

We have four large projects before the community at this time:

1. A major overhaul of the bulkhead and the docks at the Lakeside Park, something that will last another 30 years.
2. Children's Park Renovations thanks largely to donations pending.
3. The remodel of our ASPOA Offices and Community Hall
4. Parking lot paving.

Of course, we are continuing with the road paving program and our first meeting was held on Saturday, Feb. 16<sup>th</sup>. Mostly this was an informative meeting and pep rally for voting in the assessment this year. We will hold a second roads meeting after the Annual meeting if the assessment passes to formulate a budget and plan.

On our wish list is:

1. Septic and Bathrooms at both parks.
2. Hiking Trails throughout AS
3. Flower gardens planted at key Points.
4. Regular activities like Treasure hunts, Homemade Movie Night, Chili cook-offs, and Picnics.
5. Camera Security of all public areas.
6. A Community Hot Tub at the Pool.

The 2008 Vote:

Please consider the time you have to offer to work on the board. If you are able to donate time, manage projects, and follow up on them, then we want you. Meet the Candidates Night will be March 12<sup>th</sup> at the regular board meeting. The Annual meeting is scheduled for March 22, 2008 at Noon.

The 2008 Maintenance fee Billing should have been received by the time of this newsletter. If it has not been received please send in your dues of \$35 per lot immediately. Ballots will be mailed in late February. If you don't receive one by March 1<sup>st</sup> please download a copy from our website at [www.apacheshorespoa.com](http://www.apacheshorespoa.com) or call Nancy at 266-2719.

Most Important we need to see you at our meetings. There are a few regularly and it is one way to get to know people in the community, and once people are able to put a face with a name things tend to run so much smoother.

My Pledge to you:

If you're a new face, and come to the regular board meetings at least once this year I will guarantee my time to see to it that you are not sitting there alone watching a boring meeting by yourself and wishing you were anywhere else. We will watch the boring meeting together. See you soon.

Doug Saile

## Please help your mail person deliver your mail



Postal regulations require customers to provide and erect at their own expense rural mailboxes which meet official standards. Whenever possible, mailboxes must be located so that the carrier's vehicle is off the pavement when serving them. Box numbers or house number must be on the mailbox in numbers not less than one (1) inch high on the side of the mailbox visible to the carriers as they approach it or on the box door if the boxes are grouped. The approach to the mailbox should be a hard level surface (gravel, cinder, stone, crushed granite) and should not drop off the edge of the road. Your box should be located so the carrier can serve it without leaving their vehicle and be kept clear of obstruction. If a carrier can not get to your mailbox because of tree limbs, brush, or other obstructions they may not deliver your mail. When putting out your trash cans for trash pick-up please put them on the opposite side of your driveway so to not block your mailbox.

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Your cooperation is greatly appreciated.

## In an Emergency Can Emergency Services find you?

As per ASPOA policy, house numbers must be four (4) inches tall and displayed in a location clearly visible from the street. Emergency Services recommends dark background with light colored reflective numbers.

All owners must display their house numbers, on their property, in a location clearly visible from the street. This policy was adopted for the purpose of health and safety and at the request of the Travis County Emergency Services. Travis County says they continue to have difficulty finding homes, during an emergency, due to the lack of proper house identification. For your safety, please post your house numbers this month. Violation of this policy can also result in a Deed Restriction violation and fines.



## Apache Shores to receive free native trees

Apache Shores Homeowners Board of Directors, on behalf of the membership would like to say Thank You to The Apache Foundation Tree Program for the free native trees that they are donating to the neighborhood.

In 2006, Apache Founder Raymond Plank launched, The Apache Foundation Tree Program with the goal of planting 1 million trees in and around the communities in which Apache operates.

“As a company that makes its living producing natural resources, Apache takes its responsibilities to the environment seriously by continually assessing the company’s ‘footprint’ on the planet and implementing appropriate actions to reduce that impact,” said Obie O’Brien, director of Government Relations and Corporate Outreach.

Planting trees is an effective way to better communities by reducing sound, producing oxygen, storing carbon, providing shade, reducing erosion, and increasing property values, O’Brien explained.

The mission of the Apache Foundation is to leave the world a better place through scientific study, practical application of environmentally sound principles of land use, planning and tree-planting as a method of carbon sequestration, and other activities that will improve the human condition around the world, particularly in the areas in which Apache operates.

The foundation will purchase and donate the native seedlings or young trees to our Apache Shores to plant at the different parks, the greenbelt and other common areas. Apache Shores will be responsible for planting the trees.

Any Member interested in helping plant please contact the on-site office (512) 266-2719 or the website:

[www.apacheshorespoa.com](http://www.apacheshorespoa.com)

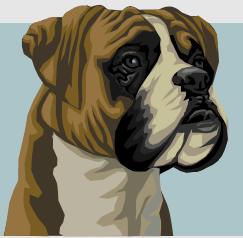
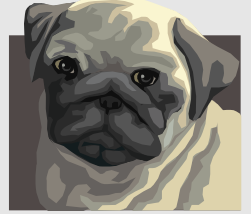
We have been approved for 60 trees.



Community Spirit!  
Catch the Spirit!  
Get involved with your community!

## BE A RESPONSIBLE PET OWNER AND REMEMBER YOU ARE RESPONSIBLE FOR THE ACTIONS OF YOUR PETS

We have had many reported incidents of dogs running loose from members, coming into the office and sending emails to the website. Apache Shores is unable to do anything about loose dogs other than call Travis County Animal Control. The Board of Directors encourages all property owners to call Travis County Animal Control or the Travis County Sheriff Dept. and report the dogs. It is the hopes of the Board that the



more calls, letters, and complaints the County receives the sooner they will address our concerns and respond to the needs of the unincorporated areas of the County, which includes Apache Shores.



To Report Loose Dogs or contact the Commissioner:

Call: Travis County Animal Control (512) 974-2000.

Write, Call or Email: County Commissioner Gerald Daugherty

314W 11th St. #500 Austin, Tx. 78701

Phone: (512) 854-9333

Email: [gerald.daugherty@co.travis.tx.us](mailto:gerald.daugherty@co.travis.tx.us)

Fax: (512) 854-9376

### REMINDERS

- Annual Maintenance Fees Due by March 1, 2008
- You are required to display your house numbers in a location clearly visible from the street.
- All permits must be posted in a location visible from the street.
- Stop illegal dumping  
Call 1-877-NO-DUMPS
- All Residents are required to have trash service with TDS

- Remember the amenities are for the use of everyone as property owners. When you use the hiking trails, children's park, boat docks or any common grounds of Apache Shores. Remember that whatever you bring in you need to take back out with you. Take only pictures and leave only footprints.
- Builders hours:  
Mon-Fri-7AM-7PM and  
Saturday-8AM-5PM.

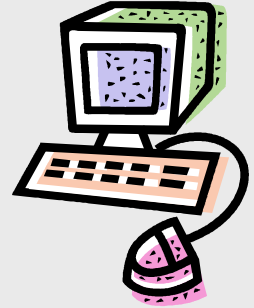
No construction work is permitted on Sundays

## Visit the ASPOA website

The ASPOA website is very informative and user friendly– we invite you to visit the site at :

[www.apacheshorespoa.com](http://www.apacheshorespoa.com)

On the new website, you will find Apache Shores Property Owners Association Deed Restrictions, By-Laws, Applications for Building Permits, Community Hall Rental, Boat Ramp Sticker and Pool Key Applications, Newsletters and Board Meeting minutes, along with notices to the community.



Have an idea to bring more community spirit to Apache Shores?  
The Board of Directors would like to hear your ideas.

### ASPOA Board of Directors

President	Doug Saile	Architectural	Ron Tobin
Vice-President	Harold Stone	Amenities & /Deed Restrictions	
Secretary	Pam Lougee	Tom Kirtz & Sara Jackson	
Treasurer	Brian Prehn	Children's Park	Kathy Fleming
Communications	Pam Lougee	Director	Ron Wood
	Deed Restrictions	Peter Lohmann	

El boletín Apache de Costas está disponible en español en la oficina de ASPOA, sobre el pedido anticipado

### Apache Shores Property Owners On-Site Office



The Apache Shores Property Owners office is staffed fulltime.  
Stop by and meet Nancy LeMieux, the ASPOA Office Manager.

Office hours:

Monday-Tuesday-Wednesday-Friday	9:00AM—5:00PM
Thursday	10:00AM—6:00PM

Professionally managed by: Pioneer Property Management  
Phone: 512.447.4496 Fax: 512.443.3757